

Shoreline Substantial Development Permit



Application Phase

Local Government Review Phase

Ecology Review and Appeal Phase

Applicant

Start

Applicant reviews activities requiring a Shoreline Permit (triggering mechanisms)

Washington Department of Ecology (Ecology) or Local Government Agency

Public or Other Interested Party

not required

No Permit Required

required

Applicant requests pre-application conference with various government agencies

Local Government Agency reviews application for completeness, SEPA compliance status

Variable

Incomplete

Complete

Applicant submits Shoreline Permit Application and fees to Local Government Agency

Local Government Agency notifies applicant of deficiencies

Local Government Agency notifies applicant of status

B

Local Government Agency or Applicant publishes Public Notice

14 days

Local Government Agency or Applicant publishes Public Notice

14 days

Public can submit written comments or requests hearing from Local Government

Local Government Agency conducts public hearing

Public can testify

Applicant submits written responses to comments to Local Government Agency

Variable

Local Government Agency requests response to public comments from applicant

Variable

Local Government Agency sends copies of response to public comments to the public

Variable

Local Government Agency issues decision on Permit and notifies applicant

Variable

Deny

Approve

Applicant can request appeal to ruling from Local Government Agency

C

Public can request appeal to ruling from Local Government Agency

C

Local Government Agency sends Substantial Development Permit (SDP) or notice of SDP to Ecology ("filing date")

Filing date

Ecology sends filing letter to applicant and local government

Within 7 days of filing date

T

Applicant submits additional information to Ecology.

Ecology may request more information to complete the SDP file

Applicant can file request for review with Shorelines Hearings Board

D

21 days

Ecology can file request for review with Shorelines Hearings Board if the SDP meets Ecology's appeal criteria.

D

21 days

Public or Government Agency can file request for review with Shorelines Hearings Board

D

21 days